Facilities Committee
Billy Breedlove
Vice Chancellor - Facilities Planning & Construction
August 5-6, 2021
Approve naming of School of Veterinary Medicine – Headquarters, Room E297 (Bank of America Executive Conference Room).

Patrick Kramer
School of Veterinary Medicine – Headquarters
School of Veterinary Medicine – Headquarters

**Legend**
- Bank of America Executive Conference Room

Second Floor
Recommendation

- Approve naming the School of Veterinary Medicine - Headquarters, Room E297 the “Bank of America Executive Conference Room.”
- The donor concurs with the naming of this space.
- Appropriate interior signage for the space will specify the approved name.
Approve acceptance of real property benefitting the College of Human Sciences’ Early Head Start Facility.

Noel Sloan
Lubbock, TX

Improved Real Property
3315 E. Broadway
View Looking Northwest
Exterior Playground Areas
Recommendation

- Approve acceptance of improved real property located at 3315 East Broadway from StarCare Specialty Health System, and to execute any contracts associated with the transfer of the property.
- The value of the property is estimated to be approximately $1,700,000.
- TTU will receive the furniture, fixtures, and equipment associated with the facility.
Authorize execution of lease agreements with the US Department of Energy.

Noel Sloan
Location Map

Amarillo, Tx
Leased Tracts

- Killgore Center: 1.4 Acres
- Bull Barns: 4.7 Acres

- Tract III: 2,633 Acres
- Tract I & II: 3,115 Acres
Recommendation

- Approve the execution of lease agreements with the U.S. Department of Energy (“USDOE”). In each instance, the USDOE is a tenant on Texas Tech University real property or occupying the facilities located near the Pantex Plant in Carson County, Texas.
Texas Tech University System

Report on Facilities Planning and Construction projects (project data as of 7/14/2021)

Billy Breedlove
Market Outlook – August 2021

“Recovery is in progress more than a year after the onset of the COVID-19 pandemic and economic turmoil that followed. Overall growth, particularly in the housing market, is on the rise although high materials cost remain a concern. Lumber prices have reached new heights in the past several months, steel prices are rising, and labor shortages persist.”

– Engineering News Record (ENR), 2021 Q2 Cost Report
Executive Optimism

The first six months of 2021 have seen big materials cost hikes, increasing labor shortages and uncertainty over federal action on a major infrastructure package. Despite the headwinds, ENR’s Construction Industry Confidence Index has surged up 17 points to a rating of 68—the highest single jump between quarters since the index was started in 2009. The previous record was 16 points between Q4 of 2011 and Q1 of 2012.

The index measures executive sentiment about where the current market will be in the next three to six months and over a 12- to 18-month period. A rating above 50 shows a growing market. The measure is based on 207 responses from industry execs to surveys sent between May 14 and June 21 to U.S. companies on ENR lists of leading general contractors, subcontractors and design firms.

Source: ENR
American Institute of Architects (AIA)

Architecture Billings Index (ABI)  
June 2021
800+ Firms Participated in the survey.

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<tr>
<th>Billings</th>
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Source: AIA.org
## Backlog – Associated Builders and Contractors (ABC)

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©Associated Builders and Contractors. Construction Backlog Indicator
**Structural Steel**

- Raw steel wide flange beam materials have escalated from $705/ton to $1,260/ton in a one-year snapshot spanning from July 2020 until the current pricing of July 2021.
- Expect to see continued price escalation for the remainder of 2021 and possibly into 2022.
Structural Steel

• US steel capacity utilization shows domestic steel production at 82.5% of output capacity up from 68.1% one year ago at the height of our pandemic. There will be upward pressure on pricing until US production gets closer to 100% output or see a significant rise in imports to ease pressure on domestic production.

• Experiencing extraordinary inflation in steel joist and metal decking caused by increased demand. These extraordinary prices are up approximately 400% - 500% from one year ago.

• National “mega” or “big box” type projects are pressuring capacity at joist and decking companies.

• Experiencing extended lead times on most steel products, especially manufactured steel joist and metal decking.

• Projects awarding now with joist and decking have estimated deliveries in March and April of 2022. Historically, steel joist and decking lead times are 12 -14 weeks after award.

• Suggest owners make quick awards to avoid post bid escalation and improve deliverables. Suppliers are holding prices for only 15 days.

• Pending federal infrastructure legislation; if passed, it could prove to very impactful to supply, cost and delivery.

• Steel sheet coil used in making round/square hollow structural steel (HSS) has increased more dramatically in the same one-year snapshot by doubling in price.
Copper Futures

- On May 9th, copper pricing reached an all-time high at $10,512 per metric ton.
- Consensus update from leading sources (IMF, World Bank) for 2021 is an average of $8,357 per metric ton which means forecasters do not reflect an expectation of further increases over the second half of the year.
- Copper is the most widely used metal in energy generation, transmission infrastructure, and energy storage. It is the next most used metal after aluminum and steel in the construction, telecommunications, transportation, and automobile manufacturing sectors.
Lumber futures contract calls for the delivery of 111,000 board feet (one 73-foot rail car) of random length 8 to 12-foot 2 x 4s, the type used in construction. The contract is priced in terms of dollars per thousand board feet.
PVC

- The supply-demand realities for the industry remain significantly out-of-balance.
- The February 2021 winter storm has had an impact on stock items. PVC production plants are operating at lower volumes due to declaring force majeure from the winter storm along the Texas and Louisiana Gulf Coast.
- We do not expect any meaningful supply improvements until 2022.
**Electrical Trades**

• **Lighting** - LED light fixtures have had a 25-30% price increase since pre-covid. Pre-covid delivery times were 4-6 weeks on most common fixtures; current post-covid deliveries are 8-10 weeks. Pre-covid designer (specialty) fixtures were 10-12 weeks delivery time; current post-covid deliveries are 12-20 weeks or longer.

• **Gear** - Switchgear, panels, breakers etc. have had a 10-12% increase since pre-covid. Lead times on all gear were 6-10 weeks pre-covid with post-covid deliveries at 10-24 weeks or longer.

• **Generators** - Generators have had a 5-10% increase in pricing since pre-covid. Lead times have increased from 12-16 weeks delivery to 26-30+ weeks delivery. This is partly due to the impact of the winter storm on the Texas power grid; and companies are now buying backup power.

• **Data/Telcom** - Data/Telcom material has had an increase of 16-20% and lead times have increased from 2-6 weeks to 14-20 weeks.

• **Electrical material** - All electrical materials have had a large increase in prices and extended lead times. Steel, Copper and PVC are 90% of the materials they use for electrical components. Since March 2021 to Mid-June prices increased: Aluminum Wire 27%, Copper 24%, EMT 21%, PVC 23%, Rigid Material 22%.

• Electrical supply houses are holding copper prices for 1 day only.
Mechanical / Plumbing Trades

“The shortage of steel needed to support our production has resulted in increased lead times. At the present time, we are advising 7-week lead times on SRT (small rooftop units 3-12.5 Tons) and 11-week lead time on MRT (medium rooftop units 15-27.5 Tons).”

– Carrier

Trane Technologies Inc. Reports:

• Most severe time extensions and issues are in electronics and anything that includes resin in the manufacturing process (connectors, transformers, louvers, etc.).

• Ancillary equipment (pumps, motors, VFDs, actuators, and valves) have long lead times.
  • Normal local stocked items are now 4 to 8-week delivery.
  • Specialty items with typical normal delivery of 8 weeks have been increased 16 to 18 weeks.

• Issues with transportation, U.S. Port Congestion and empty container imbalance to continue through 2022.

• Cost of domestic carbon steel pipe has increased 75% YTD 2021.
• Cost of stainless-steel pipe has increased 77% YTD 2021.
Furniture Fixtures & Equipment (FF&E)

- Supply chain disruptions with foam, yarn, steel, and appliances.
- Price increases have been implemented by a variety of furniture manufacturers (in addition to annual planned increases).
  - Price increases on 6/18/21:
    - Plastic Resin: 31%
    - Metal Fabrication/Components: 25%
    - Raw Steel: 15%
    - Freight: 13%
    - Particleboard: 10%
    - Aluminum Components: 9%
- Price of stainless-steel has risen by 80% since February.
  - Lab Equipment
  - Medical Equipment
  - Appliances
Labor Info

• July 2021 US Jobs Report from the US Bureau of Labor Statistics (BLS) total nonfarm employment rose by 850,000 in June. The national unemployment rate was 5.9%. The construction industry posted a decline of 7,000 jobs.

• A major mechanical and plumbing firm in the state of Texas averaged 3-million/man hours per year in the last 5-7 years. In 2021, they will perform over 4-million/man hours with a 39% increase in personnel. These are skilled trades that require licenses and certifications.

• Significant projects for skilled trades are projects that require OT, shift % premiums, double-time with 6 and 7 work-day schedules. These projects are paying a stipend of $2,000 - $3,000 per month for skilled trades to commit to working on their projects for a period of time. Projects include Tesla, Samsung, Texas Instruments, Microsoft, Amazon, mega data centers and pharmaceutical.

• The National Association of Manufacturers (NAM) said “workers are the only thing keeping the U.S. from dramatically growing its manufacturing output. According to the group’s estimate the industry will need to fill 4 million jobs by 2030.”
State Construction Labor

Pandemic Impact
Texas
(-6.7%)
National
(-2.9%)

Quarter-Over-Quarter Growth

- High Growth
- Above Average Growth
- Average Growth
- Below Average Growth
- Contracting Market
Truck Transportation

- The first half of 2021 will go down as the strongest growing truck freight market since the recovery from the 1982 recession a time when trucking was still taking major share from rail.
- This growth tells us all we need to know about the current driver shortages. No recruiting effort can keep pace with it.
- Given such growth and the easy comps from 2020, 2021 should growth at 10% or more for the full year, making it easily the strongest freight year since 2000, and probably the strongest truck year ever.
- In addition, keep strongly in mind that such surges do not last. Despite the eye-popping full-year number the second half of the year will be growing much more slowly even as the market remains at a high level.
- Such slower growth and the flatter pricing that goes with it will surprise many people conditioned by the spectacular results since the beginning of the third quarter last summer.
Trucking Transportation

- Freight demands exceed the availability of drivers.
- Currently, we are 60,000 drivers short of our needs across the country. We expect that number to rise to 100,000 by 2030.
- Greater delays are largely placed on Less Than Truckload (LTL) markets.
- Average spot market invoice in the last 5 years was $1,212, July 14th $1,687.
- Backlog of ships and inbound containers is growing. In the Ports of LA and Long Beach is where half of all containerized freight is coming from, Houston is 3rd currently in volume.

John D. Esparza
President & CEO
Texas Trucking Association
Escalation Forecast Recommendations & Strategies

• Generally, escalation in 2020 was flat. Contractor 2020 margins offset cost increases in materials, labor and construction efficiency.
• Plan for 4-6% annual escalation to procurement for 2021 and 2022.
• Design add/deduct alternates for pricing flexibility.
• Continue design and get “shovel ready” on projects.
• Bidding contingency of 4-6% for near term projects due to market volatility.

Other Factors

• Federal Infrastructure Bill?
• The American Rescue Plan Act of 2021?
• COVID-19 Variants?
TTU – School of Veterinary Medicine

**Current Budget:** $105,000,000

**Gross Square Feet:** 191,626 GSF HQ
                      49,937 GSF Mariposa

**Team / Status:**
- Design Professional: Kirksey Architecture @ 84%
- Construction Manager At Risk (CMAR): Western Builders of Amarillo @ 79%
- Construction Manager Agent (CMA): Project Control @ 70%
- Artist: Waived

**Substantial Completion Date:**
Original Date – October 2021
Actual Date – TBD
TTU – School of Veterinary Medicine - Headquarters
## TTU – School of Veterinary Medicine - Combined

### Construction Delivery: CMAR

<table>
<thead>
<tr>
<th>Total Project</th>
<th>SVM Main Campus</th>
<th>Mariposa Station</th>
<th>Total Project</th>
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<td>+/- Change</td>
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### BUDGET

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### PARTNERS

- General Contractor: Western Builders of Amarillo
- Design Professional: Kirksey Architecture
- CM Agent (PM Assist): Project Control
- Tier 2 Auditor: CBIZ

Funding transfer to cover Furniture, AEDs, and Computers for Mariposa.
TTUHSC – Dallas Southwest Professional Building Renovation

**Current Budget:** $15,500,000

**Gross Square Feet:**
- 63,000 Building
- 17,700 Renovation

**Team / Status:**
- **Design Professional:**
  Parkhill Smith and Cooper @ 83%
- **Construction Manager At Risk (CMAR):**
  Hill & Wilkinson @ 23%
- **Construction Manager Agent (CMA):**
  Waived
- **Artist:**
  Waived

**Substantial Completion Date:**
- Original Date – May 2022
- Actual Date – TBD
TTUHSC – Dallas Southwest Professional Building Renovation
TTUHSC – Dallas Southwest Professional Building Renovation

Construction Delivery: CMAR

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PARTNERS
General Contractor     Hill & Wilkinson
Design Professional    Parkhill Smith and Cooper
CM Agent                Waived
Tier 2 Auditor          Townsend
ASU – Angelo State University Mayer Museum

**Current Budget:** $17,850,000

**Gross Square Feet:** 32,005 GSF

**Team / Status:**
- Design Professional (DP): Kinney Franke Architects @ 98%
- Construction Manager At Risk (CMAR): Western Builders of Amarillo @ 90%
- Construction Manager Agent (CMA): Waived
- Artist: Waived

**Substantial Completion Date:**
Original Date – January 2021
Actual Date – January 29, 2021
Ribbon Cutting – May 21, 2021
TTUHSC El Paso – Dental Oral Health Clinic

**Current Budget:** $ 25,000,000

**Gross Square Feet:** 39,771 GSF

**Team / Status:**
- Design Professional: Brown Reynolds Watford Architects @ 93%
- Construction Manager At Risk (CMAR): Hensel Phelps @ 79%
- On Site Project Management / Construction Observation by TTUHSC-EP
- Artist: Waived

**Substantial Completion Date:**
- Original Date – April 2021
- Actual Date – April 29, 2021

Ribbon Cutting – June 22, 2021
TTU – The Dustin R. Womble Basketball Center

**Current Budget:** $32,187,619

**Gross Square Feet:** 58,630 GSF

**Team / Status:**
- Design Professional: Populous, Inc. @ 98%
- Construction Manager At Risk (CMAR): Lee Lewis Construction, Inc. @ 96%
- Construction Manager Agent (CMA): Waived
- Artist: Stephen Johnson / April 2022 Installation

**Substantial Completion Date:**
- Original Date – June 30, 2020
- Actual Date – February 26, 2021

**Ribbon Cutting – May 13, 2021**
TTU – Ed Whitacre Center for Athletic Administration

**Current Budget:** $ 9,403,407

**Gross Square Feet:** 25,000 GSF

**Team / Status:**
- Design Professional: Gensler @ 88%
- Construction Manager At Risk (CMAR): Lee Lewis Construction, Inc. @ 91%
- Construction Manager Agent (CMA): N/A
- Artist: Waived

**Substantial Completion Date:**
- Original Date – December 2020
- Actual Date – March 22, 2021
TTU – USDA Cotton Classing Laboratory

**Const. Contract Amount:** $14,466,000

**Gross Square Feet:** 30,730 GSF

**Team:**
- Design Professional: Fanning, Fanning and Associates
- Construction Manager At Risk (CMAR): Lee Lewis Construction, Inc.
- On Site Project Management / Construction Observation by TTUS-FP&C
- Artist: N/A

**USDA Contractual Final Completion:**
- Original Date – July 11, 2021
- Actual Date – TBD By USDA
Current Budget:  $ 20,000,000

Gross Square Feet:  11,328 GSF New
                   24,200 GSF Ren

Team / Status:
• Design Professional:
  Holzman Moss Bottino Architecture Inc.,
  @ 78%
• Construction Manager At Risk (CMAR):
  Lee Lewis Construction, Inc. @ 5%
• Construction Manager Agent (CMA):
  N/A
• Artist:
  Waived

Substantial Completion Date:
  Original Date – October 2022
  Actual Date – TBD
### TTU – J.T. & Margaret Talkington College of Visual and Performing Arts Theatre & Dance Complex Phase II

**Construction Delivery: CMAR**

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<th>Current Budget</th>
<th>+/- Change</th>
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<td>7/14/2021</td>
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<td>FF&amp;E</td>
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<td>Project Contingency</td>
<td>$ 521,958</td>
<td>$ 521,958</td>
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<td>Regents’ Rules</td>
<td>$ 481,465</td>
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<td>TOTAL</td>
<td>$ 20,000,000</td>
<td>$ 20,000,000</td>
<td>$ 20,000,000</td>
<td>$ -</td>
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</table>

**PARTNERS**

- **General Contractor**: Lee Lewis Construction Inc.
- **Design Professional**: Holzman Moss Bottino Architecture, LLP
- **CM Agent**: N/A
- **Tier 2 Auditor**: Townsend
TTU – Dr. Robert Neff and Louise Willson Arnold Wing

Current Budget: $12,000,000

Gross Square Feet: 18,700 GSF

Team / Status:
- Design Professional:
  MWM Architects, Inc. @ 60%
- Construction Manager At Risk (CMAR):
  Western Builders of Amarillo @ 0%
- Construction Manager Agent (CMA):
  N/A
- Artist:
  Waived

Substantial Completion Date:
Original Date – August 2022
Actual Date – TBD
## TTU – Dr. Robert Neff and Louise Willson Arnold Wing

**Construction Delivery: CMAR**

<table>
<thead>
<tr>
<th>Category</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>+/- Change</th>
<th>Notes</th>
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<td>$12,000,000</td>
<td>$12,000,000</td>
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<td>$9,621,500</td>
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<tr>
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<td>$12,000,000</td>
<td>$12,000,000</td>
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</tbody>
</table>

**PARTNERS**
- General Contractor: Western Builders of Amarillo
- Design Professional: MWM Architects, Inc.
- CM Agent: N/A
- Tier 2 Auditor: Waived
TTUHSC – School of Health Professions Physician Assistant Building on Midland College Campus

**Current Budget:** $ 30,000,000

**Gross Square Feet:** 24,809 GSF

**Team / Status:**
- Design Professional: Parkhill @ 81%
- Construction Manager At Risk (CMAR): Adolfson & Peterson Construction @ 18%
- Construction Manager Agent (CMA): Project Control @ 32%
- Artist: Waived

**Substantial Completion Date:**
- Original Date – March 2022
- Actual Date – TBD
### TTUHSC – School of Health Professions Physician Assistant Building on Midland College Campus

**Construction Delivery: CMAR**

<table>
<thead>
<tr>
<th>PARTNERS</th>
<th>Adolfson &amp; Peterson Construction</th>
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</thead>
<tbody>
<tr>
<td>Design Professional</td>
<td>Parkhill</td>
</tr>
<tr>
<td>CM Agent</td>
<td>Project Control</td>
</tr>
<tr>
<td>Tier 2 Auditor</td>
<td>Townsend</td>
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<table>
<thead>
<tr>
<th>NOTES</th>
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<tbody>
<tr>
<td>Budget change to fund CMAR’s Amendment #2 (Alternates and Base Bid Modifications):</td>
</tr>
<tr>
<td>• Increase Generator Size</td>
</tr>
<tr>
<td>• Revised Transformer Location</td>
</tr>
<tr>
<td>• Chiller Upgrades for efficiency</td>
</tr>
<tr>
<td>• Alternates:</td>
</tr>
<tr>
<td>- Re-roofing</td>
</tr>
<tr>
<td>- Landscape, Irrigation and Exterior Fitness Equipment</td>
</tr>
<tr>
<td>- Renovation Replacement of Ceilings and Light Fixtures</td>
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<table>
<thead>
<tr>
<th>CATEGORY</th>
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<th>D</th>
<th>+/-Change</th>
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</table>
Projects – In Design
TTU – Academic Science Building

**Status:**  Stage II Design / Pre-Con

**Current Budget:**  $8,130,683

**Projected Budget:**  $100,000,000

**Gross Square Feet:**  125,000  GSF

**Team / Status:**
- **Design Professional:** Barnes Gromatzky Kosarek Architects/EYP
- **Construction Manager At Risk (CMAR):** Western Builders of Amarillo
- **Construction Manager Agent (CMA):** N/A
- **Artist:** TBD

**Substantial Completion Date:**
- Original Date – TBD
- Actual Date – TBD
TTU – Rip Griffin Park Expansion & Renovation

**Status:** Stage II Design / Pre-Con

**Current Budget:** $1,104,660

**Projected Budget:** $12,500,000

**Approx. Gross Square Feet:**
- 10,800 GSF Reno
- 11,480 GSF Addition

**Team / Status:**
- **Design Professional:** Populous, Inc.
- **Construction Manager At Risk (CMAR):** Teinert Construction
- **Construction Manager Agent (CMA):** N/A
- **Artist:** TBD

**Substantial Completion Date:**
- Original Date – TBD
- Actual Date – TBD
TTU – Football Training Facility

**Status:** Stage II Design / Pre-Con

**Current Budget:** $1,757,437

**Projected Budget:** TBD

**Gross Square Feet:** 85,000 - 90,000 GSF

**Team / Status:**
- Design Professional: Gensler
- Construction Manager At Risk (CMAR): Lee Lewis Construction, Inc.
- Construction Manager Agent (CMA): N/A
- Artist: TBD

**Substantial Completion Date:**
- Original Date – TBD
- Actual Date – TBD
**TTU – NRHC Ranch Life Learning Center**

**Status:** Stage II Design / Pre-Con

**Current Budget:** $ 712,562

**Projected Budget:** TBD

**Gross Square Feet:** 38,005 GSF

**Team / Status:**
- **Design Professional:** Condray Design Group
- **Construction Manager At Risk (CMAR):** Teinert Construction, Inc.
- **Construction Manager Agent (CMA):** N/A
- **Artist:** TBD

**Substantial Completion Date:**
- Original Date – TBD
- Actual Date – TBD
TTU – NRHC Master Plan

**Status:** Stage I Design

**Current Budget:** $50,000

**Team / Status:**
- NRHC & FP&C
Texas Tech University System

Status of Public Art
TTU – The Dustin R. Womble Basketball Center

Art Budget: $281,000
Artist: Stephen Johnson
Lawrence, KS
Title: Awaiting Artist Announcement
Status: April 2022 Installation

South side

North side